

BILL NO. Z-69-11- 32

ZONING MAP ORDINANCE NO. Z- 102-70

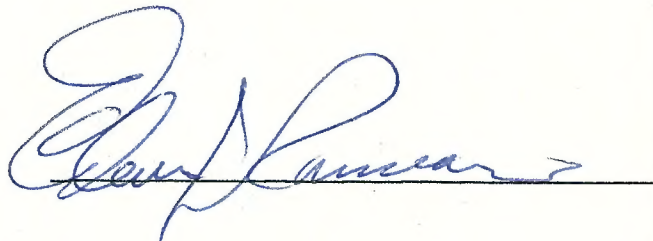
AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. F-1.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby  
designated a B-1-B District under the terms of Chapter 36,  
Municipal Code of the City of Fort Wayne, Indiana, 1946, as  
amended by General Ordinance No. 2836; and the symbols on the  
City of Fort Wayne Zoning Map No. F-1 referred to therein,  
established by Section 9, Article III of said Chapter as amended,  
are hereby changed accordingly, to-wit:

Lots #1, 2, 3, 4, 5, & 6 in Delta Heights  
Addition and vacated Vermont Avenue between  
Lots 4 and 5 in Delta Heights Addition and  
the East 5 rods of the South 32 rods of Lot  
#20 in J. H. Feichter Garden View Addition.

SECTION 2. This Ordinance shall be in full force and  
effect from and after its passage, approval by the Mayor, and  
legal publication thereof.



APPROVED AS TO FORM  
AND LEGALITY



CITY ATTORNEY

Read the first time in full and on motion by Rousseau seconded by Steigerwald and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (~~and Public Hearing to be held after due legal notice,~~ at the Council Chambers, City Hall, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M., E.S.T.

Date: 11-25-69

Frank J. Bonakroom  
City Clerk

Read the third time in full and on motion by Dunifon seconded by Steigerwald and duly adopted, placed on its passage.  
Passed (~~LOST~~) by the following vote:

AYES 8, NAYS 0, ABSTAINED \_\_\_\_\_, ABSENT 1 to-wit:

Adams	_____	_____	_____
Dunifon	<u>✓</u>	_____	_____
Fay	<u>✓</u>	_____	_____
Geake	<u>✓</u>	_____	_____
Nuckols	<u>✓</u>	_____	_____
Robinson	<u>✓</u>	_____	_____
Rousseau	<u>✓</u>	_____	_____
Steigerwald	<u>✓</u>	_____	_____
Tipton	<u>✓</u>	_____	_____

Date 4-14-70

Frank J. Bonakroom  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No. 2-102-70

on the 14<sup>th</sup> day of April, 19670.

ATTEST: (SEAL)

Frank J. Bonakroom  
City Clerk

Herbert L. Tipton  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15<sup>th</sup> day of April, 19670 at the hour of 8:30 o'clock A.M., E.S.T.

Frank J. Bonakroom  
City Clerk

Approved and signed by me this 15<sup>th</sup> day of April, 19670, at the hour of 2:35 o'clock P.M., E.S.T.

Harold S. Zeis  
Mayor



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 25, 1969, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-69-11-32; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

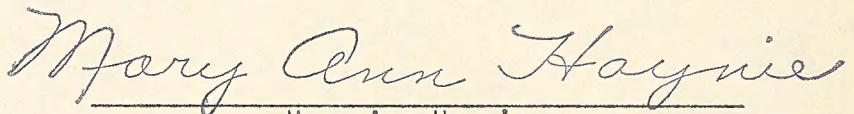
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 19, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held January 26, 1970.

Certified and signed this  
17th day of March 1970.



Mary Ann Haynie  
Secretary



Bill No. Z-69-11-32

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on REGULATIONS to whom was referred an Ordinance

amending the City of Fort Wayne Zoning Map No. F-1,

have had said Ordinance under consideration and beg leave to report back to the Common

Council that said Ordinance DO PASS.

JACK K. DUNIFON, Chairman

EDWIN J. ROUSSEAU, Vice-Chairman

THOMAS G. ADAMS

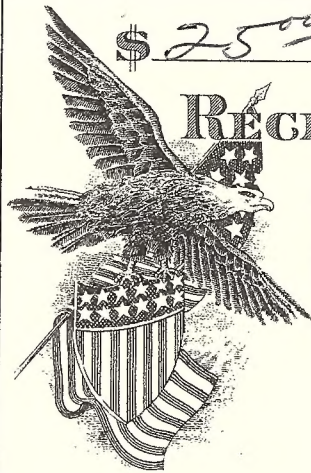
WILLIAM K. GEAKE

PHIL A. STEIGERWALD

*[Handwritten signatures in blue ink: Jack K. Dunifon, Edwin J. Rousseau, William K. Geake, and Phil A. Steigerwald]*

CONCURRED IN

DATE 4-14-70 FUAD G. DONAHOO, CITY CLERK



\$ 25<sup>00</sup>

Nov. 5, 1969 No.       

RECEIVED OF

Adair, Perry, Beers, McAlister & Mullens.

Twenty Five and 00/100

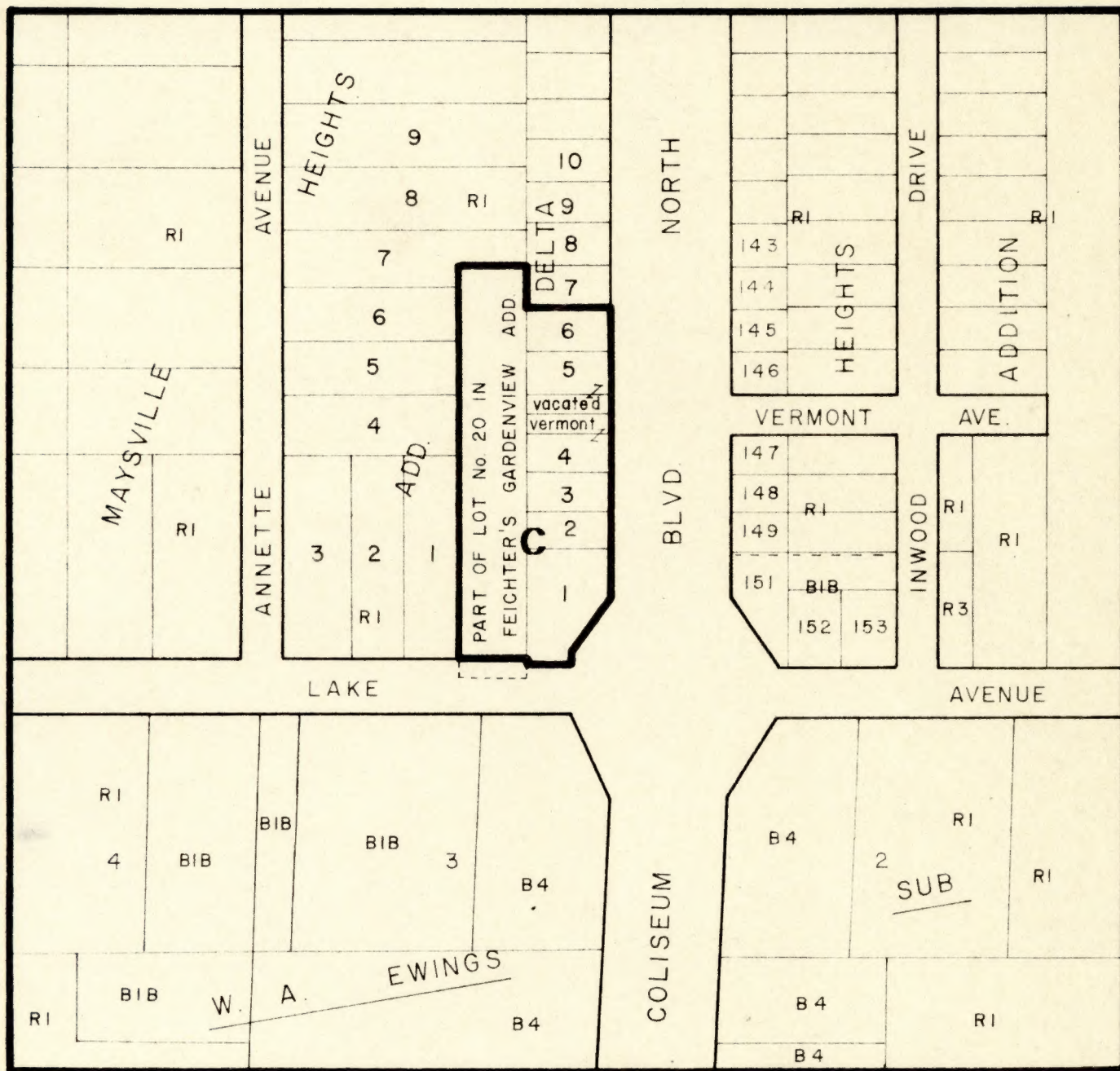
DOLLARS

for: Sarah & Frank Amstutz, John & Virginia  
Crookette, Robt. & Betty Ford, James, Chester &  
Esther Cutler. Re Lots #2, 3, 4, 5 & 6, prd &  
Lot 20, (Delta Heights & J. H. Reichter San. Road)

By

A. Ostman





**C** CHANGE FROM RI TO BIB

*2-69-11-52*

# DEDICATION

We, Frank E. and Sarah E. Amstutz

of Allen County, Indiana, hereby dedicate to the public for street  
(or \_\_\_\_\_) purposes, in consideration of  
One Dollar and other good and valuable consideration, receipt of  
which is hereby acknowledged, a strip of land in Allen County,  
Indiana, described as follows:

The south 5 feet of Lot # 1, Delta Heights Addition

Witness our hands and seals this 2<sup>d</sup> day of February

X Frank E. Amstutz (SEAL)  
X Sarah E. Amstutz (SEAL)

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ALLEN )

Before me, a Notary Public in and for said County and State,  
this 9<sup>th</sup> day of FEBRUARY, 19670, personally appeared  
Frank E. Amstutz and Sarah E. <sup>A</sup>Amstutz

\_\_\_\_\_, and acknowledged the execution of the above Dedication to be their voluntary act and deed.

Nancy L. Henderson  
Notary Public

(SEAL)  
My Commission Expires:  
August 5, 1970

Prepared by T Lyman New



## D E D I C A T I O N

We, Chester M. and Marion I. Cutler

of Allen County, Indiana, hereby dedicate to the public for street  
(or \_\_\_\_\_) purposes, in consideration of  
One Dollar and other good and valuable consideration, receipt of  
which is hereby acknowledged, a strip of land in Allen County,  
Indiana, described as follows:

The south 20 feet of the E. 82.5 feet of J. H. Feichter's Gardenvue Add. The intent is to establish a 40 foot right-of-way north and parallel to the centerline of Lake Avenue.

Witness our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_,

196 .

X Chester M. Cutler (SEAL)  
X Esther M. Cutler (SEAL)

FLORIDA  
STATE OF ~~INDIANA~~ )  
POLK ) SS:  
COUNTY OF ~~AKEN~~ )

Before me, a Notary Public in and for said County and State,  
this 24 day of February, 19670, personally appeared  
Chester M. Cutler and Marion I. Cutler

\_\_\_\_\_ , and acknowledged the execution of the above Dedication to be their voluntary act and deed.

to be their voluntary act and deed.

Harold R. R.  
Notary Public

(SEAL)

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 19, 1973  
BONDED THRU FRED W. DIESTELHORST

Prepared by

Thyrium Noveboracense



PETITION TO REZONE BEFORE THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA

\*\*\*\*\*

We, the undersigned, being the owners of more than fifty-one percent (51%) of the real estate hereinafter described, do hereby respectfully petition the Common Council of the City of Fort Wayne, Indiana, to enact an ordinance to reclassify from an "R-1" District to a(n) "B-1-B" District the real estate described as follows, to-wit:

LOTS # 1, 2, 3, 4, 5, & 6 IN DELTA HEIGHTS ADDITION  
AND VACATED VERMONT AVE. BETWEEN LOTS 4 & 5 IN  
DELTA HEIGHTS ADDITION AND THE EAST 5 RODS OF THE SOUTH  
32 RODS OF LOT # 20 IN J. H. FEICHTER GARDEN VIEW  
ADDITION

Sarah E. Amstutz  
SARAH E. AMSTUTZ

Lot Number 1 in Delta Heights Addition

Frank E. Amstutz  
FRANK E. AMSTUTZ

John A. Cronkhite  
JOHN A. CRONKHITE

Lots Number 2, 3, 4 and South Half of  
Vermont Avenue in Delta Heights Addition

Virginia C. Cronkhite  
VIRGINIA C. CRONKHITE

Robert J. Goodman  
ROBERT J. GOODMAN

Lots Number 5 and 6 and North Half of  
Vermont Avenue in Delta Heights Addition

Betty L. Goodman  
BETTY L. GOODMAN

Chester M. Cutler  
CHESTER M. CUTLER

The East 5 rods of the South 32 rods of  
Lot Number 20 in J.H. Feichter Garden  
View Addition

Marton I. Cutler  
MARTON I. CUTLER



**SUN OIL COMPANY      SUNOCO DIVISION**

U. S. ROUTE 24 E., POST OFFICE BOX 30, HUNTINGTON, INDIANA 46750



March 19, 1970

City Of Fort Wayne  
Traffic Engineering Department  
City Hall  
Fort Wayne, Indiana

Attn: Mr. Thomas Manny

Re: N.W.C. U.S. 30 By-Pass & Lake Ave.  
Fort Wayne, Indiana

Dear Tom:

Confirming our conversation of March 18, 1970, I am enclosing herewith our Plot Plan #2-1710 Revision #7, in order that you may place your stamp of approval thereon and forward to Bud Neu.

Thank you for your usual cooperation.

Very truly yours

SUN OIL COMPANY

ORIGINAL SIGNED BY

ROY F. J. TABOR */Rt.*

Roy F. J. Tabor  
Land Dept.

RFJT:lb

cc: Mr. Bud Neu



Common Council-City of Ft. Wayne  
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

-

74

1

75

COMPUTATION OF CHARGES

75 lines, columns wide equals equivalent lines at 288¢ 21.60

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

21.60

DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type 5 1/2 point

Number of insertions 2

Size of quad upon which type is cast 5 1/2

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Arvilla De Wald

Date May 8, 1970

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

April 27, 1970

May 4, 1970

Arvilla De Wald

Subscribed and sworn to before me this 8th day of May 1970

Edith Hapleton

Notary Public

My commission expires March 8, 1974



Notice is hereby given that on the 14th day of April, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map Ordinance, to-wit: Bill No. Z-69-11-32  
ZONING MAP ORDINANCE NO. Z-102-70  
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-1  
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:  
SECTION 1. That the area described as follows is hereby designated a B-1-B District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836; and the symbols on the City of Fort Wayne Zoning Map No. F-1 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:  
Lots No. 1, 2, 3, 4, 5, and 6 in Delta Heights Addition and vacated Vermont Avenue between Lots 4 and 5 in Delta Heights Addition and the East 5 rods of the South 32 rods of Lot No. 20 in J. H. Felchter Garden View Addition.  
SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.  
EDWIN J. ROUSSEAU, Councilman.  
Read the third time in full and on motion by Dunifon seconded by Steigerwald and duly adopted, placed on its passage. Passed by the following vote:  
Ayes: eight.  
Dunifon, Fay, Geake, Nuckols, Robinson, Rousseau, Steigerwald, Tipton.  
Nays: none.  
Absent one, to-wit: Councilman Adams.  
Date: 4-14-70.  
FUAD G. BONAHOOM, City Clerk.  
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-102-70 on the 14th day of April, 1970.  
ATTEST:  
(SEAL)  
FUAD G. BONAHOOM, City Clerk.  
HERBERT G. TIPTON, Presiding Officer.  
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of April, 1970, at the hour of 8:30 o'clock A.M., E.S.T.  
FUAD G. BONAHOOM, City Clerk.  
Approved and signed by me this 15th day of April, 1970, at the hour of 2:35 o'clock P.M., E.S.T.  
HAROLD S. ZEIS, Mayor.  
I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-102-70, passed by the Common Council on the 14th day of April 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 15th day of April, 1970, and now remains on file and on record in my office.  
WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of April, 1970.  
FUAD G. BONAHOOM, City Clerk.  
4-27, 5-4.



Common Council - City of Ft. Wayne  
(Governmental Unit)

To NEWS-SENTINEL Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines	
Head number of lines	-
Body number of lines	74
Tail number of lines	1
Total number of lines in notice	75

COMPUTATION OF CHARGES

75 lines, columns wide equals equivalent lines at .288¢ cents per line	\$ 21.60
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two)	
TOTAL AMOUNT OF CLAIM	\$ 21.60

DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type 5½ point
Number of insertions 2	Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

A. M. Hostman

Date May 8, 1970

Title Clerk

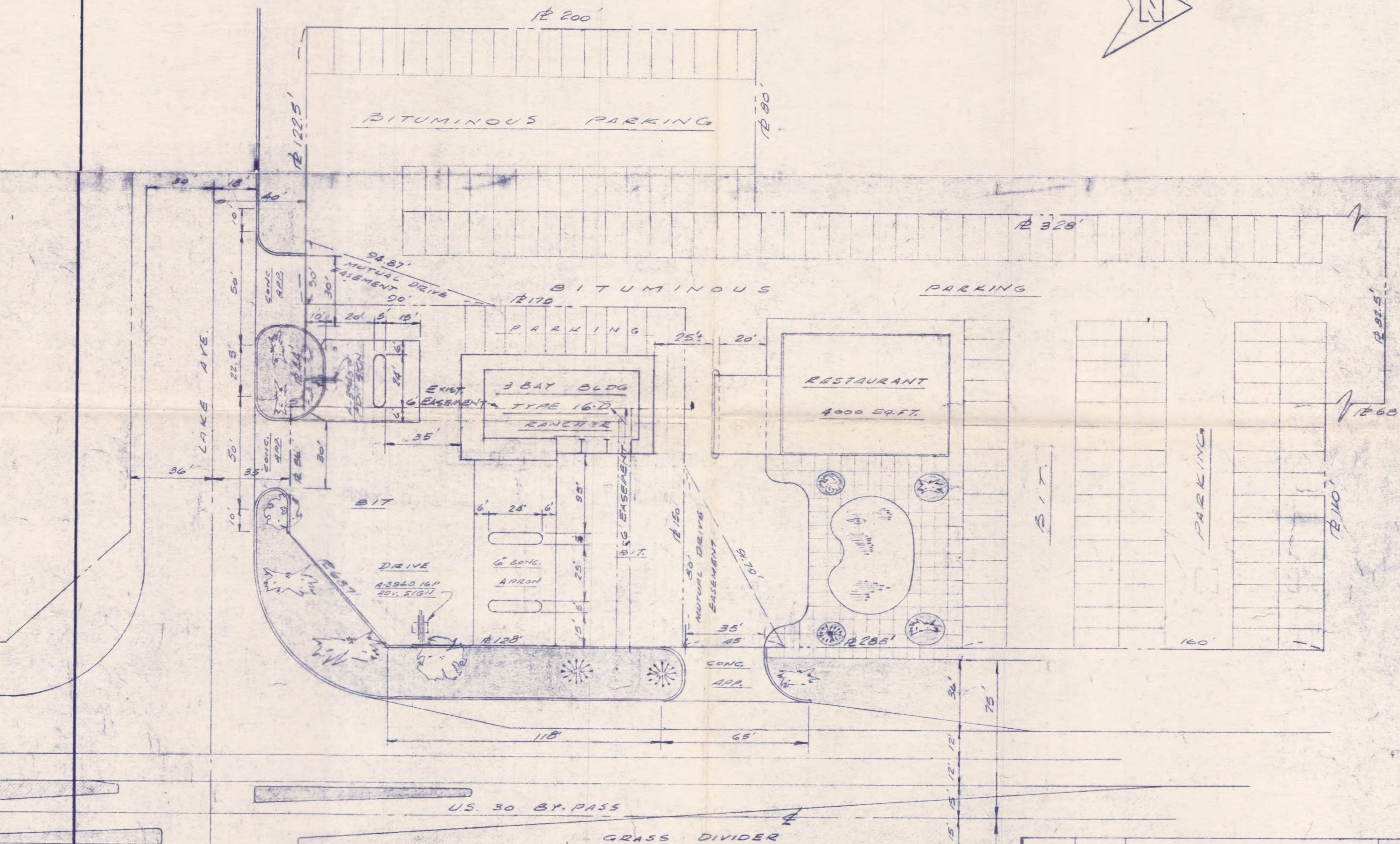
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ZONING MAP ORDINANCE NO. Z-102-70  
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SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.  
EDWIN J. ROUSSEAU, Councilman.  
Read the third time in full and on motion by Dunifon seconded by Stelgerwald and duly adopted, placed on its passage. Passed by the following vote:  
Ayes: eight.  
Dunifon, Fay, Geake, Nuckols, Robinson, Rousseau, Stelgerwald, Tipton.  
Nays: none.  
Absent one, to-wit: Councilman Adams.  
Date: 4-14-70.  
FUAD G. BONAHOOM, City Clerk.  
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-102-70 on the 14th day of April, 1970.  
ATTEST:  
FUAD G. BONAHOOM, City Clerk.  
HERBERT G. TIPTON, Presiding Officer.  
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of April, 1970, at the hour of 8:30 o'clock A.M., E.S.T.  
FUAD G. BONAHOOM, City Clerk.  
Approved and signed by me this 15th day of April, 1970, at the hour of 2:35 o'clock P.M., E.S.T.  
HAROLD S. ZEIS, Mayor.  
I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-102-70, passed by the Common Council on the 14th day of April 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 15th day of April, 1970, and now remains on file and on record in my office.  
WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of April, 1970.  
FUAD G. BONAHOOM, City Clerk.  
4-27, 5-4.

PUBLISHER'S AFFIDAVIT

State of Indiana }  
ALLEN County } ss:  
Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:  
April 27, 1970  
May 4, 1970  
Subscribed and sworn to before me this 8th day of May 1970  
Edith Stapleton  
Notary Public  
My commission expires March 8, 1974







<h1 style="text-align: center;">SUN OIL COMPANY</h1> <h2 style="text-align: center;">WESTERN REGION ENGINEERING DEPARTMENT</h2>			
<p style="text-align: center;"><u>SERVICE STATION PLOT PLAN</u></p> <p><u>N.W.C. U.S. 30 BY PASS &amp; LAKE AVE.</u></p> <p><u>FORT WAYNE, INDIANA</u></p>			
DRAWN BY <u>D.N.R.</u>		DATE <u>11-3-67</u>	
CHECKED BY		WC. NO. <u>3752</u>	
APPROVED <u>G. J. Wokos</u> REGIONAL ENGINEER		DRAWING NO.	
SHEET		SHEETS	
2-1710		6.	

6	8-7-69	REV. PROP. LINES	E.S.
5	12-6-68	REV. PROP. LINES PER SURVEY	N
4	12-3-68	CHANGED BLDG. TO 160	N
4	12-3-68	CHANGED R/W ON LAKE AVE.	N
REV. NO.	DATE	REVISION MADE	BY



